

**TOWN OF BURRILLVILLE
LIBRARY BUILDING COMMITTEE
MEETING MINUTES**

**REGULAR MEETING of the Burrillville Library Building Committee
held Thursday, July 14, 2005 at 6:30 P.M. at the Burrillville Town Hall,
105 Main Street, Harrisville, RI.**

**MEMBERS PRESENT: Victor D. Antoniello, Michael A. Caron, Brian P.
Lanoie, Robert J. Martel, James H. Moran and David C. Ketcham**

MEMBER ABSENT: G. Wayne Miller

EX OFFICIO MEMBER ABSENT: William A. Andrews, Town Councilor

**OTHERS PRESENT: Scott Adams, Joe Canneino, Randy Collins,
Chris Garcia, Dave Hipolito, Tom Kravitz, Jay Litman, David
Morrissey, Sandra Mundy, Rick Newell, Pamela Choi Redfern**

**The meeting was called to order at 6:40 P.M. by Antoniello,
Committee Chair**

I. PUBLIC COMMENT

None

II. APPROVAL OF THE MINUTES

A motion was made by Moran and seconded by Caron to approve the minutes from the meeting on 6/14/2005. With no further discussion the vote in favor was unanimous.

III. CONSIDER AND ACT UPON CORRESPONDENCE

1. Invoice from Monica Riffle, Clerk to the Committee

A motion was made by Moran and seconded by Martel to approve payment for the invoice submitted by Monica Riffle, Clerk to the Committee.

IV. Tom Kravitz, Town Planner

Kravitz reported to the committee that the Architect's meeting with the Planning Board went well and that all waivers requested were granted. He noted that the greatest issue with finding an alternate site for the library was the loss of time on the project associated with researching a new site and working on the redesign of the project with NCA. The estimated cost to do geotechnical work on the site further south of the current site would be \$11,300 with the help of the Burrillville Department of Public Works. Kravitz estimated that the savings associated with moving the library site would not be significant, if at all, as construction costs continue to rise. He stated

that delaying the job will only increase the job cost.

V. NEWPORT COLLABORATIVE ARCHITECTS, INC., Jay Litman, AIA

Litman stated that he and Pamela Choi Redfern plan to submit to the committee a formal progress report each month to keep the committee members abreast of the progress of the project. He stated that the project cost is currently at \$181 per square foot.

Litman's ideas for value engineering included:

1. Trimming the square footage of the building another 1,500 or 1,600 square feet.

2. Trim back the skylights

3. Shrink in the concourse that currently runs from the entrance to the river to terminate at the meeting room; as a result the children's room would lose square footage.

4. Give up the easier expansion capability that is currently in the design for future expansion.

By doing these things Litman expects a maximum of \$250,000 could be saved.

The cost estimate is currently at 1.78 million for the site work and 4.3

million for the library. Litman expects the cost estimate to be refined in a few weeks.

Litman further explained that the Town's Master Plan has not been approved by the Rhode Island Historical Preservation Commission and that gaining that approval will be another required step in this process. Rick Greenwood, of the RIHPC, will do a "106 Review" to certify that the buildings do need to come down.

VI. Garcia, Galuska and DeSousa, Mechanical, Electrical and Plumbing Engineers

Rick Newell and Dave Hippolito explained that the library is designed with rooftop power exhaust cooling units. They plan for two boilers, cast mounted and two pumps. They also addressed questions about radiant heating explaining that while it is not a good source of primary heating it may be utilized in areas where floor seating is likely as in the children's reading room.

Chris Garcia was available to address plumbing issues; he explained that a small hot water heater would be sufficient and that the library would utilize the town sewer system. Dave Morrissey and Joe Canneino addressed electrical questions. The electrical engineers have been in contact with Pascoag Electric and plan to provide 1200 amp service utilizing a pad-mounted transformer. The primary services would be underground. Inside the library there will be a switchboard in the electrical room, automatic lighting, and lighting on

the stacks, a security system, and general paging system as well as wireless capability throughout the library. The electrical engineers will be meeting on-site soon with Pascoag Electric as well as with the Harrisville Fire Chief.

Antoniello pleaded to all subcontractors present to shave costs wherever possible in an effort to reduce the cost of building the library.

VII. GENERAL DISCUSSION OF THE PROJECT

The committee agreed with Litman that a small amount of digging could be done by DPW in conjunction with Jakes Whitford in order to see what is under that soil cap of the secondary site without doing a full geotechnical exploration and review.

A motion was made by Moran and seconded by Ketcham to proceed with the digging to see if further geotechnical testing is necessary if the cost was not to exceed \$2,500. With no further discussion, the vote in favor was unanimous.

The committee agreed to meet again on July 28, 2005 at 6:00 P.M.

VIII. ADJOURNMENT

A motion was made by Moran and seconded by Ketcham to adjourn the meeting at 9:30 P.M. With no further discussion the vote in favor

was unanimous.

Information relating to the meeting is on file with the record of the minutes in the office of the Town Clerk.

Recorded by_____

Monica L. Riffle, Clerk to the Committee

Approved by_____

Library Building Committee Member

Date Approved _____